

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: WEBSTER CITY
Local Government Number: 40G378

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL	40010	4
WEBSTER CITY AREA C URBAN RENEWAL	40011	2
WEBSTER CITY RIVERVIEW URBAN RENEWAL	40012	6
WEBSTER CITY SE IND URBAN RENEWAL	40015	4
WEBSTER CITY AREA D URBAN RENEWAL	40018	1
WEBSTER CITY AREA E URBAN RENEWAL	40019	2
WEBSTER CITY AREA B URBAN RENEWAL	40020	2
WEBSTER CITY WEST SECOND ST URBAN RENEWAL	40021	2
WEBSTER CITY SOUTHWEST URBAN RENEWAL	40022	5
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA	40030	1

TIF Debt Outstanding: 1,991,277

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:			Amount of 07-01-2015 Cash Balance Restricted for LMI
	234,547	464,403	
TIF Revenue:	212,609		
TIF Sp. Revenue Fund Interest:	667		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	213,276		
Rebate Expenditures:	116,675		
Non-Rebate Expenditures:	90,665		
Returned to County Treasurer:	0		
Total Expenditures:	207,340		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:			Amount of 06-30-2016 Cash Balance Restricted for LMI
	240,483	461,425	

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,543,454

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL
 UR Area Number: 40010
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR A INCR	40136	40137	197,088
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A/HOME 4TH SUBFUND INCREM	40182	40183	96,865
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A HOME 5TH SUBFUND INCREM	40184	40185	94,006
WEBSTER CITY CITY AG/WEBSTER CITY SCHOOL/UR AREA A AMENDMENT INCR	40220	40221	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	202,130	643,110	34,870	0	0	-1,852	878,258	0	878,258
Taxable	90,357	358,428	31,383	0	0	-1,852	478,316	0	478,316
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

188,369

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 14,265
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 14,265

Rebate Expenditures: 9,283
 Non-Rebate Expenditures: 4,982
 Returned to County Treasurer: 0
Total Expenditures: 14,265

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0

185,774

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Housing Project

Description:	Housing Development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	Accumulating LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

STRUCHEN 4TH ADDITION

Debt/Obligation Type:	Rebates
Principal:	5,476
Interest:	0
Total:	5,476
Annual Appropriation?:	No
Date Incurred:	11/27/1998
FY of Last Payment:	2016

STRUCHEN 5TH ADDITION

Debt/Obligation Type:	Rebates
Principal:	109,214
Interest:	0
Total:	109,214
Annual Appropriation?:	No
Date Incurred:	11/27/1998
FY of Last Payment:	2019

Non-Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

TIF Expenditure Amount:	3,702
Tied To Debt:	STRUCHEN 4TH ADDITION
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	1,280
Tied To Debt:	STRUCHEN 5TH ADDITION
Tied To Project:	LMI Requirement

Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Home 4th Addition

TIF Expenditure Amount:	5,475
Rebate Paid To:	Don Struchen
Tied To Debt:	STRUCHEN 4TH ADDITION
Tied To Project:	Housing Project
Projected Final FY of Rebate:	2016

Home 5th Addition

TIF Expenditure Amount:	3,808
Rebate Paid To:	Don Struchen
Tied To Debt:	STRUCHEN 5TH ADDITION
Tied To Project:	Housing Project
Projected Final FY of Rebate:	2019

Income Housing For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
--	---

Lots for low and moderate income housing:	0
---	---

Construction of low and moderate income housing:	0
--	---

Grants, credits or other direct assistance to low and moderate income families:	0
---	---

Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
--	---

Other low and moderate income housing assistance:	0
---	---

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR A INCR
 TIF Taxing District Inc. Number: 40137
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	300,640	34,870	0	0	-1,852	333,658	0	333,658
Taxable	0	167,557	31,383	0	0	-1,852	197,088	0	197,088
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	29,279	197,088	197,088	0	0

FY 2016 TIF Revenue Received: 7,204

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A/HOME 4TH
 SUBFUND INCREM
 TIF Taxing District Inc. Number: 40183
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	173,800	0	0	0	0	173,800	0	173,800
Taxable	0	96,865	0	0	0	0	96,865	0	96,865
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	174	96,865	96,865	0	0

FY 2016 TIF Revenue Received: 3,583

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A HOME 5TH
 SUBFUND INCREM
 TIF Taxing District Inc. Number: 40185
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	168,670	0	0	0	0	168,670	0	168,670
Taxable	0	94,006	0	0	0	0	94,006	0	94,006
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	339	94,006	94,006	0	0

FY 2016 TIF Revenue Received: 3,478

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCHOOL/UR AREA A AMENDMENT
 INCR
 TIF Taxing District Inc. Number: 40221
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	202,130	0	0	0	0	0	202,130	0	202,130
Taxable	90,357	0	0	0	0	0	90,357	0	90,357
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	70,770	90,357	0	90,357	2,317

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL
 UR Area Number: 40011
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR C TIF INCREM	40140	40141	0
WEBSTER CITY CITY/WEBSTER CITY SCH/UR C INCR	40152	40153	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	114,840	14,381,980	0	0	0	-18,520	14,478,300	0	14,478,300
Taxable	51,336	8,015,585	0	0	0	-18,520	8,048,401	0	8,048,401
Homestead Credits									56

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

64,411

216,277

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 208
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 208

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

64,619

208,695

Amount of 06-30-2016 Cash Balance Restricted for LMI

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL (40011)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR C TIF INCREM
 TIF Taxing District Inc. Number: 40141

TIF Taxing District Base Year:	0	UR Designation
FY TIF Revenue First Received:	1998	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	114,840	0	0	0	0	0	114,840	0	114,840
Taxable	51,336	0	0	0	0	0	51,336	0	51,336
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	39,990	51,336	0	51,336	1,316

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL (40011)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/UR C INCR
 TIF Taxing District Inc. Number: 40153

TIF Taxing District Base Year:	0	UR Designation
FY TIF Revenue First Received:	1998	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,381,980	0	0	0	-18,520	14,363,460	0	14,363,460
Taxable	0	8,015,585	0	0	0	-18,520	7,997,065	0	7,997,065
Homestead Credits									56

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	74,320	7,997,065	0	7,997,065	295,777

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL
 UR Area Number: 40012

UR Area Creation Date: 02/1986

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF INCR	40055	40056	0
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF INCREM	40112	40113	331,272
WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW UR INCREM	40124	40125	0
WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF/HY-VEE SUBFUND INCREM	40180	40181	1,441,797
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND/INCR	40208	40209	392,000
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND #2 INCR	40210	40211	392,000

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,169,120	16,982,860	5,188,650	100	-33,336	26,307,394	0	26,307,394
Taxable	0	2,323,584	15,284,574	4,669,785	100	-33,336	22,244,707	0	22,244,707
Homestead Credits									57

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

2,758

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 96,437
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 96,437

Rebate Expenditures: 78,705
 Non-Rebate Expenditures: 12,939
 Returned to County Treasurer: 0
Total Expenditures: 91,644

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

7,551

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For WEBSTER CITY RIVERVIEW URBAN RENEWAL

2ND STREET RECONSTRUCTION

Description:	WA/SW/Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

SSMID

Description:	Self-Supported Muniipal Impr District
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEBSTER CITY RIVERVIEW URBAN RENEWAL

HYVEE STORES

Debt/Obligation Type:	Rebates
Principal:	63,547
Interest:	0
Total:	63,547
Annual Appropriation?:	No
Date Incurred:	09/16/2000
FY of Last Payment:	2016

FSB-TOWN & COUNTRY

Debt/Obligation Type:	Rebates
Principal:	112,290
Interest:	0
Total:	112,290
Annual Appropriation?:	No
Date Incurred:	11/29/2011
FY of Last Payment:	2022

FSB-FIRST STATE BANK

Debt/Obligation Type:	Rebates
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	No
Date Incurred:	05/21/2012
FY of Last Payment:	2023

2nd STR RECONST PROJ

Debt/Obligation Type:	Internal Loans
Principal:	627,137
Interest:	0
Total:	627,137
Annual Appropriation?:	No
Date Incurred:	06/01/2000
FY of Last Payment:	2020

Non-Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

TIF Expenditure Amount:	12,442
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	2ND STREET RECONSTRUCTION

TIF Expenditure Amount:	497
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	SSMID

Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

HYVEE FOOD STORES

TIF Expenditure Amount:	50,895
Rebate Paid To:	HYVEE STORES
Tied To Debt:	HYVEE STORES
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2016

FSB-TOWN & COUNTRY

TIF Expenditure Amount:	13,718
Rebate Paid To:	FSB-TOWN & COUNTRY
Tied To Debt:	FSB-TOWN & COUNTRY
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2022

FSB-FIRST STATE BANK

TIF Expenditure Amount:	14,092
Rebate Paid To:	FSB-FIRST STATE BANK
Tied To Debt:	FSB-FIRST STATE BANK
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2023

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF INCR
 TIF Taxing District Inc. Number: 40056

TIF Taxing District Base Year:	1985	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,906,860	7,135,330	4,820,570	0	-29,632	15,833,128	0	15,833,128
Taxable	0	2,177,417	6,421,797	4,338,513	0	-29,632	12,908,095	0	12,908,095
Homestead Credits									51

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	25,953,967	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF INCREM
 TIF Taxing District Inc. Number: 40113

TIF Taxing District Base Year:	1985	UR Designation	
FY TIF Revenue First Received:	2001	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,451,220	368,080	0	-1,852	5,817,448	0	5,817,448
Taxable	0	0	4,906,098	331,272	0	-1,852	5,235,518	0	5,235,518
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,666,202	153,098	331,272	-178,174	-6,857

FY 2016 TIF Revenue Received: 12,939

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW UR INCREM
 TIF Taxing District Inc. Number: 40125
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	262,260	624,320	0	0	-1,852	884,728	0	884,728
Taxable	0	146,167	561,888	0	0	-1,852	706,203	0	706,203
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	647,057	239,523	0	239,523	8,859

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF/HY-VEE
 SUBFUND INCREM
 TIF Taxing District Inc. Number: 40181
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,937,560	0	0	0	1,937,560	0	1,937,560
Taxable	0	0	1,743,804	0	0	0	1,743,804	0	1,743,804
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	495,763	1,441,797	1,441,797	0	0

FY 2016 TIF Revenue Received: 53,326

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST
BANK SUBFUND/INCR	
TIF Taxing District Inc. Number:	40209
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2011

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	772,480	0	100	0	772,580	0	772,580
Taxable	0	0	695,232	0	100	0	695,332	0	695,332
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	335,493	437,087	392,000	45,087	1,735

FY 2016 TIF Revenue Received: 15,086

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST
BANK SUBFUND #2 INCR	
TIF Taxing District Inc. Number:	40211
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2012

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,061,950	0	0	0	1,061,950	0	1,061,950
Taxable	0	0	955,755	0	0	0	955,755	0	955,755
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	520,934	541,016	392,000	149,016	5,735

FY 2016 TIF Revenue Received: 15,086

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL
 UR Area Number: 40015

UR Area Creation Date: 02/1986

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY AG/WEBSTER CITY SCHOOL/SE IND TIF INCR	40114	40115	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INCR	40116	40117	0
WEBSTER CITY/WEBSTER CITY SCH/SE IND TIF MITCHELL SUBFUND INCR	40196	40197	119,440
WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INFINITY SUBFUND INCR	40212	40213	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	513,480	239,970	3,459,420	4,900,380	0	0	9,113,250	0	9,113,250
Taxable	229,535	133,744	3,113,478	4,410,342	0	0	7,887,099	0	7,887,099
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **123,047** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 4,417
 TIF Sp. Revenue Fund Interest: 319
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 4,736

Rebate Expenditures: 4,417
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 4,417

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **123,366** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY SE IND URBAN RENEWAL

Extension of Commerce Dr

Description:	Street/Water/Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEBSTER CITY SE IND URBAN RENEWAL

MITCHELL MACHINE

Debt/Obligation Type:	Rebates
Principal:	52,089
Interest:	0
Total:	52,089
Annual Appropriation?:	No
Date Incurred:	04/19/2008
FY of Last Payment:	2020

Non-Rebates For WEBSTER CITY SE IND URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	MITCHELL MACHINE
Tied To Project:	Extension of Commerce Dr

Rebates For WEBSTER CITY SE IND URBAN RENEWAL

Mitchell Machine

TIF Expenditure Amount:	4,417
Rebate Paid To:	Mitchell Machine
Tied To Debt:	MITCHELL MACHINE
Tied To Project:	Extension of Commerce Dr
Projected Final FY of Rebate:	2020

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)
 TIF Taxing District Name: WEBSTER CITY AG/WEBSTER CITY SCHOOL/SE IND TIF INCR
 TIF Taxing District Inc. Number: 40115

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	513,480	0	0	0	0	0	513,480	0	513,480
Taxable	229,535	0	0	0	0	0	229,535	0	229,535
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	208,430	229,535	0	229,535	5,885

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INCR
 TIF Taxing District Inc. Number: 40117

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	239,970	3,127,250	4,766,990	0	0	8,134,210	0	8,134,210
Taxable	0	133,744	2,814,525	4,290,291	0	0	7,238,560	0	7,238,560
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,905,430	228,780	0	228,780	8,462

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY SCH/SE IND TIF MITCHELL SUBFUND INCR
 TIF Taxing District Inc. Number: 40197

TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	133,390	0	0	133,390	0	133,390
Taxable	0	0	0	120,051	0	0	120,051	0	120,051
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	13,950	119,440	119,440	0	0

FY 2016 TIF Revenue Received: 4,417

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INFINITY SUBFUND INCR
 TIF Taxing District Inc. Number: 40213

TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	332,170	0	0	0	332,170	0	332,170
Taxable	0	0	298,953	0	0	0	298,953	0	298,953
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,316	298,953	0	298,953	11,057

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL
 UR Area Number: 40018
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR D INCR	40128	40129	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	193,780	0	0	0	0	0	193,780	0	193,780
Taxable	86,623	0	0	0	0	0	86,623	0	86,623
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL (40018)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR D INCR
 TIF Taxing District Inc. Number: 40129

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	193,780	0	0	0	0	0	193,780	0	193,780
Taxable	86,623	0	0	0	0	0	86,623	0	86,623
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	67,180	86,623	0	86,623	2,221

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL
 UR Area Number: 40019
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR E INCREM	40130	40131	0
WEBSTER CITY/WEBSTER CITY SCH/UR AREA E INCR	40206	40207	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,620	104,300	0	0	0	0	106,920	0	106,920
Taxable	1,171	58,130	0	0	0	0	59,301	0	59,301
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL (40019)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR E INCREM
 TIF Taxing District Inc. Number: 40131

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,620	0	0	0	0	0	2,620	0	2,620
Taxable	1,171	0	0	0	0	0	1,171	0	1,171
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	27,735	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL (40019)
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY SCH/UR AREA E INCR
 TIF Taxing District Inc. Number: 40207

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	104,300	0	0	0	0	104,300	0	104,300
Taxable	0	58,130	0	0	0	0	58,130	0	58,130
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	27,735	58,130	0	58,130	2,150

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL
 UR Area Number: 40020
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR B INCR	40138	40139	0
WEBSTER CITY/WEBSTER CITY SCH/RES UR AREA B INCR	40204	40205	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	106,810	0	0	0	0	0	106,810	0	106,810
Taxable	47,746	0	0	0	0	0	47,746	0	47,746
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL (40020)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR B INCR
 TIF Taxing District Inc. Number: 40139

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	106,810	0	0	0	0	0	106,810	0	106,810
Taxable	47,746	0	0	0	0	0	47,746	0	47,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	65,110	41,700	0	41,700	1,069

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL (40020)
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY SCH/RES UR AREA B INCR
 TIF Taxing District Inc. Number: 40205

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	57,671	0	0	0	0

FY 2016 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL
 UR Area Number: 40021

UR Area Creation Date: 08/1997

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/W SECOND ST UR INCR	40132	40133	0
WEBSTER CITY CITY AG/WEBSTER CITY SCH/W SECOND ST UR INCR	40134	40135	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	39,970	223,740	3,649,080	1,079,690	0	0	4,992,480	0	4,992,480
Taxable	17,867	124,700	3,284,172	971,721	0	0	4,398,460	0	4,398,460
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

44,504

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 140
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 140

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

44,644

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/W SECOND ST UR INCR
 TIF Taxing District Inc. Number: 40133
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	223,740	3,649,080	1,079,690	0	0	4,952,510	0	4,952,510
Taxable	0	124,700	3,284,172	971,721	0	0	4,380,593	0	4,380,593
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,339,560	612,950	0	612,950	22,670

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/W SECOND ST UR INCR
 TIF Taxing District Inc. Number: 40135
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	39,970	0	0	0	0	0	39,970	0	39,970
Taxable	17,867	0	0	0	0	0	17,867	0	17,867
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	14,120	17,867	0	17,867	458

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL
 UR Area Number: 40022

UR Area Creation Date: 06/2001

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR TIF INCREM	40154	40155	1,681,250
WEBSTER CITY CITY AG/WEBSTER CITY SCH/SW UR TIF INCREM	40156	40157	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMEND INCREMENT	40170	40171	16,246
WEBSTER CITY AG/WEBSTER CITY SCH/SW UR AMEND INCREMENT	40172	40173	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMENDMENT GOURLEY SUBFUND INCREM	40186	40187	789,339

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,018,440	1,477,080	2,345,450	0	0	-5,556	4,835,414	0	4,835,414
Taxable	455,264	823,230	2,110,905	0	0	-5,556	3,383,843	0	3,383,843
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **0** **59,757** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 91,942
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 91,942

Rebate Expenditures: 19,198
 Non-Rebate Expenditures: 72,744
 Returned to County Treasurer: 0
Total Expenditures: 91,942

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **0** **66,956** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY SOUTHWEST URBAN RENEWAL

LMI Requirement

Description:	Accumulating LMI revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

SW Water Improvement

Description:	Water Main Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEBSTER CITY SOUTHWEST URBAN RENEWAL

SW WATER IMPROVEMENTS

Debt/Obligation Type:	Internal Loans
Principal:	164,255
Interest:	0
Total:	164,255
Annual Appropriation?:	No
Date Incurred:	08/03/2002
FY of Last Payment:	2022

GOURLEY SUBDIVISION

Debt/Obligation Type:	Rebates
Principal:	340,771
Interest:	0
Total:	340,771
Annual Appropriation?:	No
Date Incurred:	08/01/2002
FY of Last Payment:	2017

Non-Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	10,031
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	62,713
Tied To Debt:	SW WATER IMPROVEMENTS
Tied To Project:	SW Water Improvement

Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

GOURLEY SUBDIVISION

TIF Expenditure Amount:	19,198
Rebate Paid To:	DON GOURLEY
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	SW Water Improvement
Projected Final FY of Rebate:	2015

Income Housing For WEBSTER CITY SOUTHWEST URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR TIF INCREM
 TIF Taxing District Inc. Number: 40155
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,690	2,345,450	0	0	0	2,367,140	0	2,367,140
Taxable	0	12,089	2,110,905	0	0	0	2,122,994	0	2,122,994
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	695,100	1,672,040	1,681,250	-9,210	-341

FY 2016 TIF Revenue Received: 62,713

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/SW UR TIF INCREM
 TIF Taxing District Inc. Number: 40157
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	745,990	0	0	0	0	0	745,990	0	745,990
Taxable	333,474	0	0	0	0	0	333,474	0	333,474
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	267,940	333,474	0	333,474	8,550

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMEND INCREMENT
TIF Taxing District Inc. Number:	40171
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,150	0	0	0	0	29,150	0	29,150
Taxable	0	16,246	0	0	0	0	16,246	0	16,246
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,370	16,246	16,246	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
TIF Taxing District Name:	WEBSTER CITY AG/WEBSTER CITY SCH/SW UR AMEND INCREMENT
TIF Taxing District Inc. Number:	40173
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	272,450	0	0	0	0	0	272,450	0	272,450
Taxable	121,790	0	0	0	0	0	121,790	0	121,790
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	93,260	121,790	0	121,790	3,123

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMENDMENT GOURLEY
 SUBFUND INCREM
 TIF Taxing District Inc. Number: 40187
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,426,240	0	0	0	-5,556	1,420,684	0	1,420,684
Taxable	0	794,895	0	0	0	-5,556	789,339	0	789,339
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	94,320	789,339	789,339	0	0

FY 2016 TIF Revenue Received: 29,229

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA
 UR Area Number: 40030

UR Area Creation Date: 11/2011

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA FAREWAY SUBFUND INCR	40214	40215	150,000

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	815,560	0	0	0	815,560	0	815,560
Taxable	0	0	734,004	0	0	0	734,004	0	734,004
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

-173

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 5,548
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 5,548

Rebate Expenditures: 5,072
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 5,072

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

303

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

Fareway Remodel

Description:	Remodel/Expand Existing Grocery Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

Fareway Stores

Debt/Obligation Type:	Rebates
Principal:	396,498
Interest:	0
Total:	396,498
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2028

Non-Rebates For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

TIF Expenditure Amount:	0
Tied To Debt:	Fareway Stores
Tied To Project:	Fareway Remodel

Rebates For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

Fareway Stores

TIF Expenditure Amount:	5,072
Rebate Paid To:	Fareway Stores
Tied To Debt:	Fareway Stores
Tied To Project:	Fareway Remodel
Projected Final FY of Rebate:	2028

TIF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA (40030)
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA
 FAREWAY SUBFUND INCR
 TIF Taxing District Inc. Number: 40215
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2011

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	815,560	0	0	0	815,560	0	815,560
Taxable	0	0	734,004	0	0	0	734,004	0	734,004
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	634,050	181,510	150,000	31,510	1,165

FY 2016 TIF Revenue Received: 5,548